086.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	287,900 / 287,900
					USE VALUE:	287,900 / 287,900
					ASSESSED:	287,900 / 287,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
271		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEISSLER GARY J		
Owner 2:			
Owner 3:			
Street 1:	1 LOWELL STREET		
Street 2:			
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02420	Type:	

PREVIOUS OWNER

Owner 1:	CRAWFORD FREDERICK W--ETAL -
Owner 2:	CRAWFORD MABEL L -
Street 1:	P.O. BOX 750002
Twn/City:	ARLINGTON HEIGHTS
St/Prov:	MA Cntry:
Postal:	02475

NARRATIVE DESCRIPTION

This parcel contains 3,230 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1078 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3230.000	102,900	4,100	180,900	287,900
Total Card	0.074	102,900	4,100	180,900	287,900
Total Parcel	0.074	102,900	4,100	180,900	287,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.19 | /Parcel: 267.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

54862

GIS Ref

GIS Ref

Insp Date

10/29/18

!7059!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	102,900	4100	3,230.	180,900	287,900	287,900	Year End Roll	12/18/2019
2019	101	FV	95,700	3300	3,230.	178,300	277,300	277,300	Year End Roll	1/3/2019
2018	101	FV	95,700	3300	3,230.	137,000	236,000	236,000	Year End Roll	12/20/2017
2017	101	FV	95,700	3300	3,230.	129,200	228,200	228,200	Year End Roll	1/3/2017
2016	101	FV	95,700	3300	3,230.	118,900	217,900	217,900	Year End	1/4/2016
2015	101	FV	90,000	3300	3,230.	111,100	204,400	204,400	Year End Roll	12/11/2014
2014	101	FV	90,000	3300	3,230.	102,300	195,600	195,600	Year End Roll	12/16/2013
2013	101	FV	90,000	3300	3,230.	102,300	195,600	195,600		12/13/2012

PRINT

Date	Time
12/10/20	21:44:20

LAST REV

Date	Time
07/17/19	15:10:34
apro	
7059	

USER DEFINED

Prior Id # 1:	54862
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRAWFORD FREDER	34711-539		1/3/2002	Family	200,000	No	No		
	6924-159		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2002	475	Inter Fi	35,000	O		G4	GR FY04	REMODEL KIT/BATH-N

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Meas/Inspect	372	PATRIOT
3/8/2000	Inspected	276	PATRIOT
2/3/2000	Mailer Sent		
2/3/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3230		Sq. Ft.	Site		0	70.	0.80	6			Other	-50					180,915						180,900	

Total AC/HA: 0.07415 | Total SF/SM: 3230 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 180,915 | Spl Credit | Total: 180,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	G - Good		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:	PT - Part Town	50.	%
Override:			%
	Total:	65.5	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.13838613
Adj $ / SQ:	199.787
Other Features:	45129
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298135
Depreciation:	195279
Depreciated Total:	102857

COMMENTS

HOME SPLITS TOWN LINE - 50% ARLINGTON
SINK IN BMT=OF.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	HB

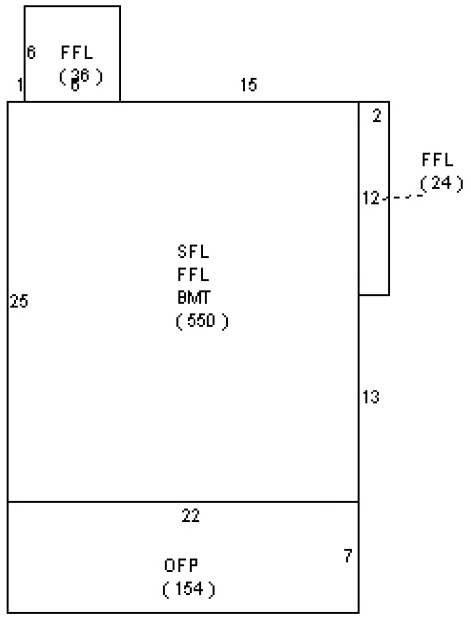
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	199.79
Special Features:	0	Val/Su Net:	57.74
Final Total:	102900	Val/Su SzAd	95.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	610	199.790	121,870
BMT	Basement	550	59.940	32,965
SFL	Second Floor	468	199.790	93,400
OFP	Open Porch	154	30.980	4,771

Net Sketched Area:	1,782			Total:	253,006
Size Ad	1077.5	Gross Are	1864	FinArea	1078

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	F	FR	1926	20.44	T	50	101			3,300			3,300
19	Patio	D	Y	1	12X20	A	AV	2000	3.81	T	15.2	101			800			800

More:	N	Total Yard Items:	4,100	Total Special Featues:	Total: 4,100